

SECURE
NET LEASE

FIRESTONE COMPLETE AUTO CARE

\$1,400,000 | 7.29% CAP

10-YEAR CORPORATE NET LEASE

LONG TERM OCCUPANCY | EARLY 10-YEAR RENEWAL

2950 Banksville Rd. Pittsburgh PA



FILE PHOTO

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SECURE NET LEASE ("Agent") has been engaged as an agent for the sale of the property located at 2950 Banksville Rd. Pittsburgh PA by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

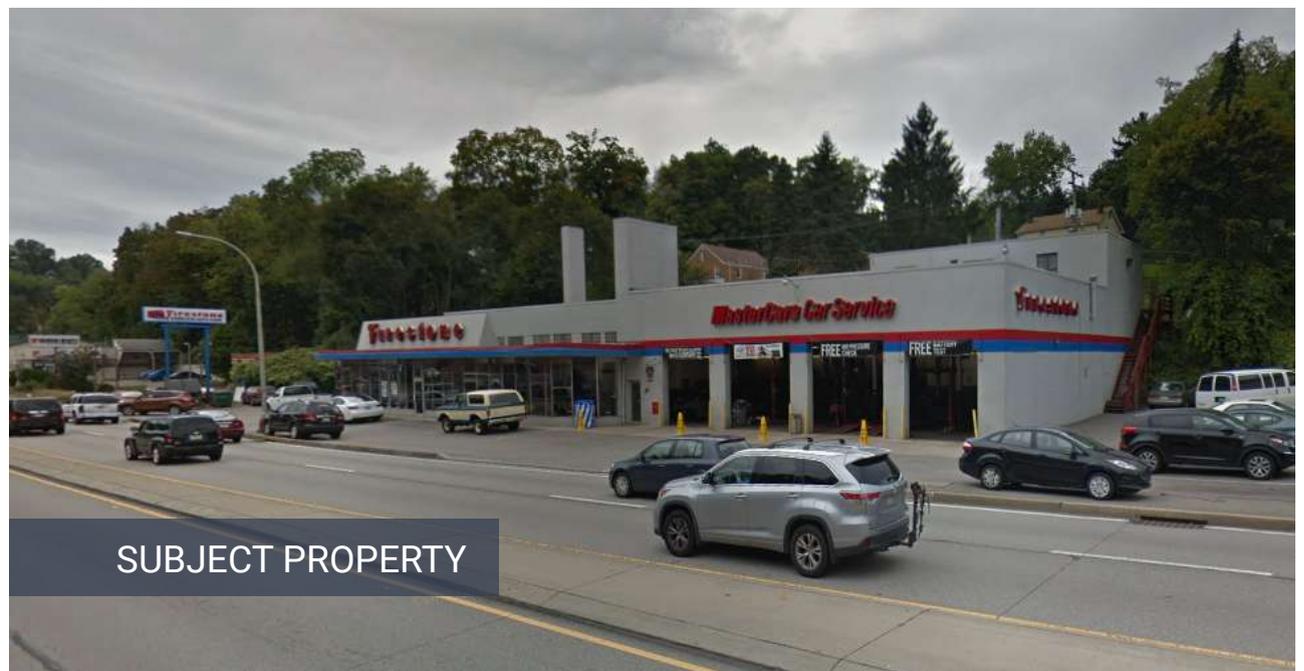


TABLE OF CONTENTS

INVESTMENT OVERVIEW ELEVATIONS	3
TENANT OVERVIEW IN THE NEWS	5
LEASE SUMMARY	7
LOCATION OVERVIEW	9
AREA OVERVIEW	11
SITE PLAN AERIAL PHOTO	13

INVESTMENT OVERVIEW

PRICE CAP:	\$1,400,000 7.29%
NET OPERATING INCOME:	\$102,000
BUILDING AREA:	11,798 +/- Square Feet
LAND AREA:	0.597 +/- Acres
YEAR BUILT:	1951
OCCUPANCY:	100%

INVESTMENT HIGHLIGHTS



**10-YEAR FIRESTONE
CORPORATE LEASE**



**CLOSE PROXIMITY
TO AIRPORT**



**NEAR DOWNTOWN
PITTSBURGH**



**LOCATED OFF HWY
19 (30,000 VPD)**

- ✓ **Early lease renewal: Corporate Net Lease with 10% rent increases every 5 years, continuing through 2 five year option periods**
- ✓ **Strategically located on high visibility, highly trafficked (30,000 VPD) Highway 19 Banksville Road in close proximity to Downtown Pittsburgh (population of 2.4 million residents) and Mount Lebanon, a highly desired dense infill suburban community.**
- ✓ **Also located just 3 miles from Heinz Field (68,400 seats), PNC Park (39,368 seats) respective homes of the Pittsburgh Steelers and Pirates, Carnegie Science Center (500,000 visitors annually), as well as Rivers Casino, future home to The Landing Hotel (219 rooms, 28 suites) a \$60 million development currently set to open in late 2020.**
- ✓ **In January 2020, Pittsburgh ranked 13th on WalletHub's annual list of the best cities to find a job among more than 180 cities considered. Additionally the city ranked 7th in socio-economics and 36th for overall job market quality.**
- ✓ **While population in the region has seen a slight decrease, the overall economy of Pittsburgh remains booming with the average income per capita growing nearly 25% since 2000.**

TENANT OVERVIEW



FIRESTONE COMPLETE AUTO CARE

Firestone Complete Auto Care is an American Tire Company founded by Harvey S. Firestone in 1900 in Akron, OH and started making rubber tires for carriage wheels. Firestone saw huge potential for making tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone has a personal friendship with Henry Ford and became the original supplier for Ford Motor Company automobiles. Firestone joined the retail store arena offering basic car service and tires sales in the mid 1920's when the original Firestone Service Centers were opened.

In 1988 Bridgestone acquired Firestone to transform into the world's largest rubber company with 2,200 locations, 143,600 employees and \$32 Billion in revenue. The operations in the America's were named Bridgestone/Firestone, Inc. and Bridgestone Retail Operations, LLC (BSRO) comprises the entire retail U.S. division of Bridgestone/Firestone. Bridgestone is the ultimate parent company of the tenant and is ranked #365 on the Fortune 500 list and has created an A credit rating with S&P and A2 with Moody's.

Additionally the retail subsidiary created Firestone Complete Fleet Care™ to cater to the needs of vehicle fleet owners. Offering more maintenance bays than any other fleet service provider in the world, Firestone Complete Fleet Care provides purchasing programs featuring competitive prices, centralized invoices and nationwide warranties at nearly 5,000 service locations across the country. In 2005, the retail operation introduced a new name, Firestone Complete Auto Care™, and new layout for its retail stores to enhance the entire customer experience. The new stores are designed to offer a more pleasant environment, more convenient service and more personalized approach in the areas of maintenance, repairs and tires.

Today, Bridgestone Retail Operations is headquartered in Nashville, Tenn., and operates the largest network of company-owned automotive service providers in the world – nearly 2,200 tire and vehicle service centers across the United States – including Firestone Complete Auto Care™, Tires Plus™, and Wheelworks™ store locations. Firestone Complete Auto Care is the work-horse of BSRO's portfolio with over 1,700+ stores nationwide. The name is synonymous with quality, pride, and expertise in tires and auto care.

LESSEE:	The Firestone Tire & Rubber Company
WEBSITE:	https://www.firestone.com/
PARENT COMPANY:	Bridgestone Americas, Inc.
WEBSITE:	https://www.bsro.com
US HEADQUARTERS:	Nashville, TN
FOUNDED:	1900
U.S. RETAIL LOCATIONS:	2,200

BRIDGESTONE AMERICAS CELEBRATES TOPPING OUT OF NEW HEADQUARTERS

BRIDGESTONE AMERICAS, INC.

Published: April 7, 2017

Bridgestone Americas, Inc., a subsidiary of Bridgestone Corporation, the world's largest tire and rubber company, today celebrated the "topping out" of its new headquarters in downtown Nashville to mark the completion of the 30-floor structure.

Joined by Nashville Mayor Megan Barry, Bridgestone Americas leaders also announced a new name for the headquarters, which will eventually house corporate staff and teammates from four core business units as well as supporting functions. The new name, chosen by the company's employees, is Bridgestone Tower.

"Because of the work by our construction and development partners at Brasfield & Gorrie and Highwoods Properties along with the architects Perkins+Will, we are celebrating a milestone for our new downtown headquarters, Bridgestone Tower," said Gordon Knapp, CEO and President of Bridgestone Americas. "By year's end, Bridgestone Tower will be home to more than 1,700 teammates, some of whom will be new to Nashville. We are proud to invest in Music City, our home for the past 25 years and now for many more years to come."

When fully complete later this year, the more than \$200 million headquarters will be home to Bridgestone Americas corporate staff and four core business units: Bridgestone Americas Tire Operations; Bridgestone Retail Operations; Firestone Building Products; and Firestone Industrial Products.

The 514,000-square-foot, 30-story headquarters building is located at 4th Avenue South and Demonbreun Street in SoBro. The tower was designed by world-class architects Perkins+Will, developed by Highwoods Properties and constructed by Brasfield & Gorrie. It reflects best practices in workplace space and design, and is expected to be LEED-certified at the Gold level. Upon completion, the facility will be among the largest and tallest corporate headquarters buildings in Nashville.

"We're thrilled to see this project take shape and to have reached this stage of the construction timeline. We believe the Tower's prestigious design will nicely compliment and further enhance the Nashville skyline," said Ed Fritsch, President and Chief Executive Officer, Highwoods Properties. "We thank the army of individuals, from Bridgestone, Perkins+Will, Brasfield & Gorrie, the City of Nashville and many others who've worked so closely with us on this monumental project," said Fritsch.

"With its all-glass facade organized in a series of four dynamic planes, Bridgestone Tower is a signature building on the Nashville skyline," said Perkins+Will Associate Principal Don Reynolds, AIA, LEED AP BD+C. "It is designed to provide employees with a sustainable, resilient, flexible and highly collaborative and productive workplace."

[CLICK HERE TO VIEW MORE](#)

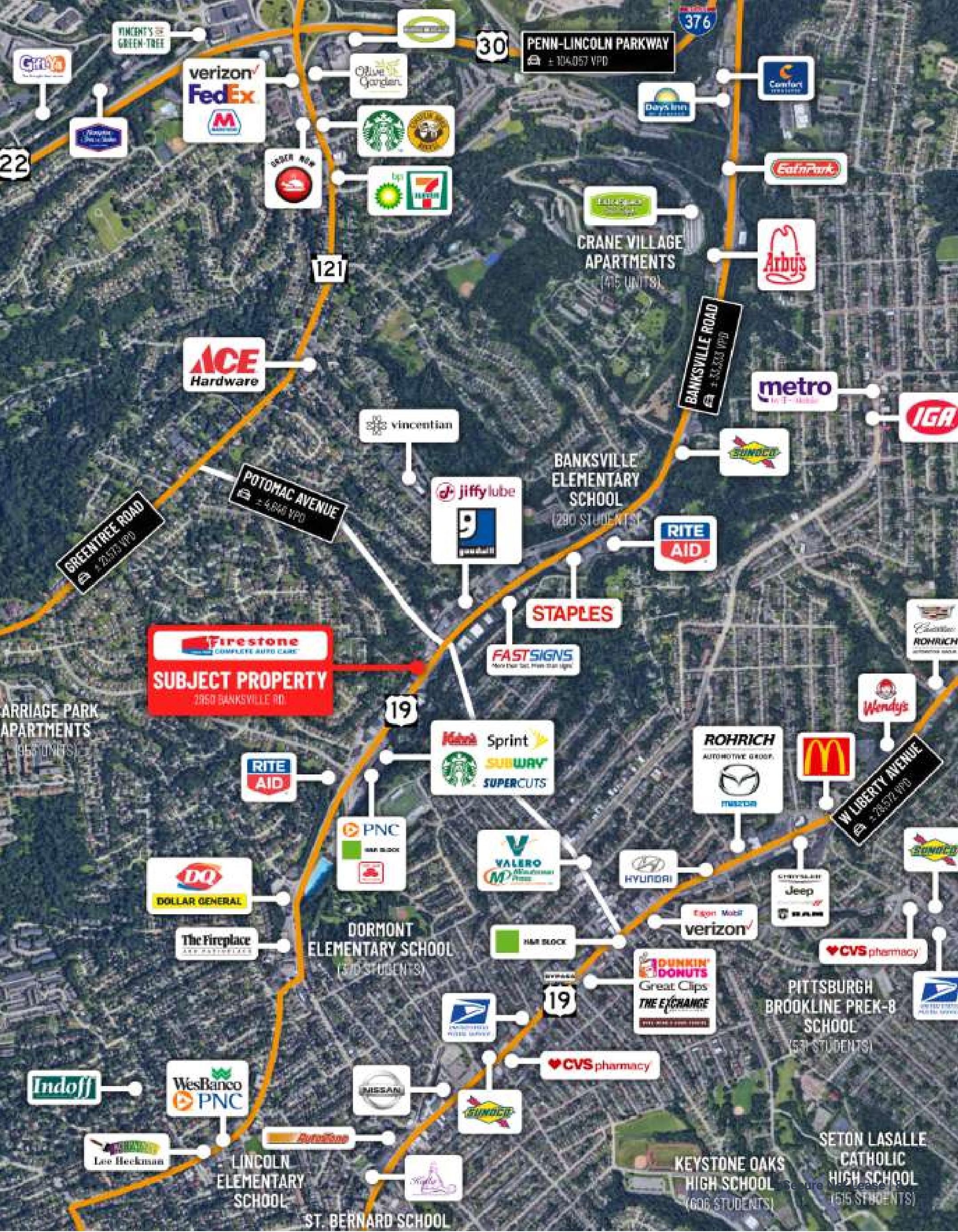
LEASE SUMMARY

Current Lease Term:	10-Years, plus 2, 5-Year options
Lease Commencement:	November 1988
Lease Expiration:	March 2029*
Lease Type:	Corporate Net Lease
Taxes:	Tenant Responsibility**
Insurance:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Roof, Structure, Foundation:	Landlord Responsibility
Rent Increases:	10% Every 5 Years
Annual Rent Years 1-5:	\$102,000
Annual Rent Years 6-10:	\$104,100
Option 1 Years 16-20:	\$114,510
Option 2 Years 21-25:	\$125,961

*Lease amendment No. 2 extended lease an additional 10-years starting April 2019.

**Landlord responsible for increase in real estate taxes due to reassessment from a transfer in ownership.





VINCENT'S GREEN-TREE



30

PENN-LINCOLN PARKWAY
± 104,057 VPD

376



22



121



CRANE VILLAGE APARTMENTS
(415 UNITS)



GREENTREE ROAD
± 25,573 VPD

POTOMAC AVENUE
± 4,846 VPD



BANKSVILLE ELEMENTARY SCHOOL
(290 STUDENTS)



STAPLES

Firestone
COMPLETE AUTO CARE
SUBJECT PROPERTY
2960 BANKSVILLE RD.

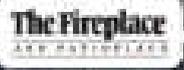


19



W LIBERTY AVENUE
± 25,572 VPD

ARRIAGE PARK APARTMENTS
(157 UNITS)



DORMONT ELEMENTARY SCHOOL
(510 STUDENTS)



PITTSBURGH BROOKLINE PREK-8 SCHOOL
(577 STUDENTS)



LINCOLN ELEMENTARY SCHOOL

ST. BERNARD SCHOOL

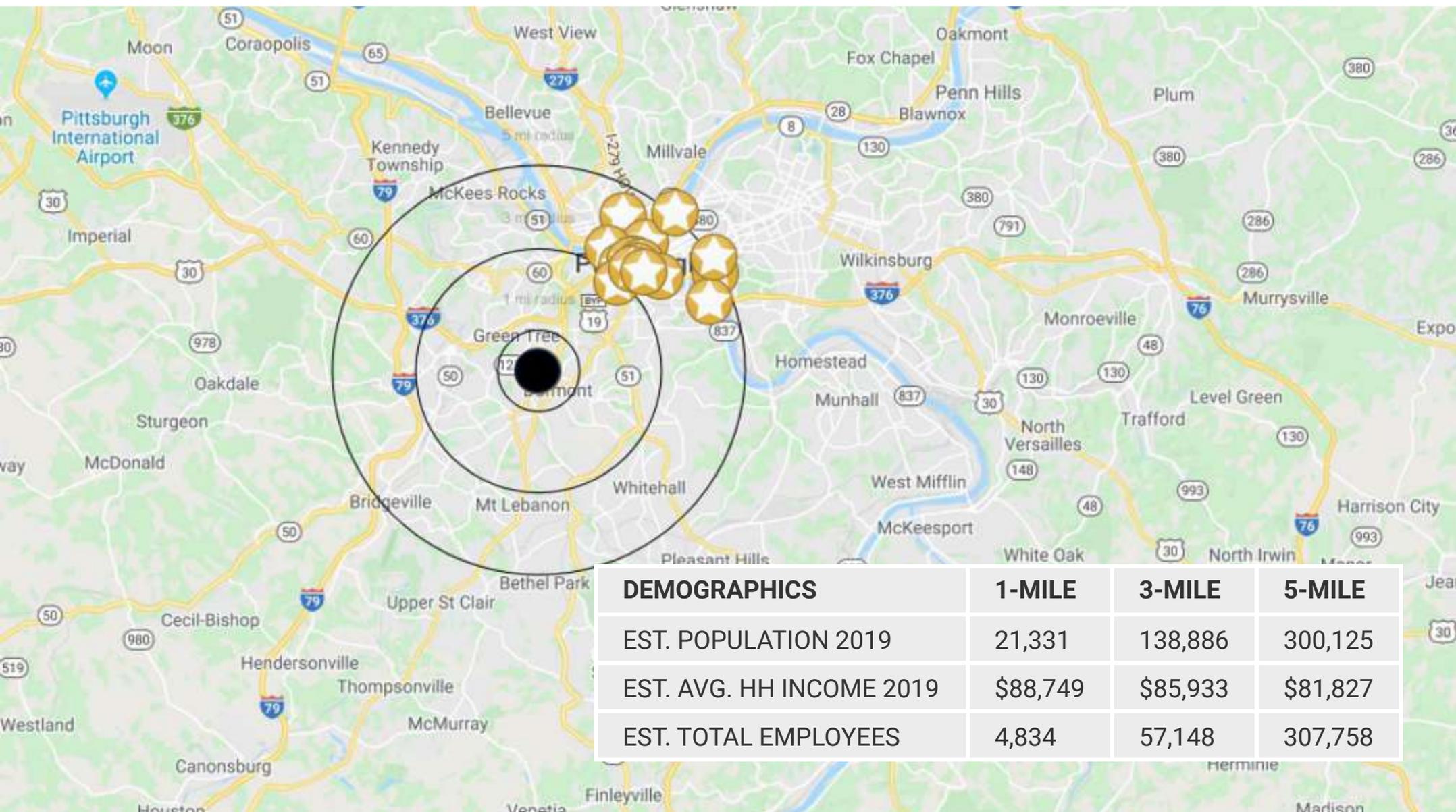


KEYSTONE OAKS HIGH SCHOOL
(606 STUDENTS)

SETON LASALLE CATHOLIC HIGH SCHOOL
(515 STUDENTS)

Secure No Lease

LOCATION OVERVIEW



ECONOMIC DRIVERS

COMPANY (EMPLOYEES)

- Arconic Mexico Holdings (9,000)
- Allegheny General Hospital (8,300)
- Compagnie Des Bauxites De Guinee (3,000)
- Highmark Inc. (3,000)
- Limbach Holdings (2,900)
- Heinz Frozen Food Company (2,600)
- Oxford Development Company (2,200)
- Mercy Upmc (2,000)
- Dequense University of The Holy Spirit (2,000)

- Magee Women's Hospital of Upmc (2,100)
- PPG Industries (1,400)
- General Nutrition Corporation (1,300)
- Kennametal Inc. (750)
- American Eagle Outfitters, Inc. (500)
- Upmc (491)
- Baker Michael International Inc. (242)
- itt-Ohio Express, LLC (238)
- Wesco Distribution Inc. (200)

IMMEDIATE TRADE AREA

PITTSBURGH, PA

The subject property Firestone is strategically located West of Highway 19 Banksville Road, which has approximately 30,000 vehicles passing daily.

Located less than 20 miles away from Firestone is the Pittsburgh International Airport, which serves over 9 million passengers annually on 17 carriers. Pittsburgh International Airport was also awarded Airport of the year in 2017. The Mall At Robinson, which is an enclosed regional shopping center with more than 120 specialty shops, is located less than 10 miles from the subject property. Firestone is near downtown Pittsburgh, downtown is a bustling business district, with skyscrapers, venues like the PPG Paints Arena hockey rink and a mix of old-school steakhouses and trendy, chef-driven restaurant. The current population of downtown Pittsburgh is approximately 15,060 and covers 410 acres.

Pittsburgh is known both as the “City of Steel” for its more than 300 steel-related business and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclined railways, a pre-revolutionary fortification and the Point State park at the confluence of the rivers. The city developed as a vital link of the Atlantic coast and Midwest, as the mineral-rich Allegheny Mountains made the area coveted by the French and British Empires.



Heinz Hall, Pittsburgh, PA

PITTSBURGH, PA



PITTSBRUGH

Pittsburgh is a city in western Pennsylvania at the junction of 3 rivers. It's Gilded Age sites, including the Carnegie Museum of Natural History, the Carnegie Museum of Art and the Phipps Conservatory and Botanical Gardens, speak to its history as an early-20th century industrial capital. In the North Shore neighborhood are the modern Andy Warhol Museum, Heinz Football Stadium and PNC Park baseball stadium.



THE PITTSBURGH METROPOLITAN STATISTICAL AREA (MSA)

The Greater Pittsburgh Region is a populous region in the United States which is named for its largest city and economic center, Pittsburgh, Pennsylvania. There are several official and unofficial boundary definitions which may be used to describe this region. In the most restrictive definition, the region encompasses Pittsburgh's urban core county, Allegheny, and six nearby Pennsylvania counties.

The Pittsburgh Metropolitan Statistical Area (MSA), home to almost 2.4 million people, is the District's largest metropolitan area. (The MSA is composed of Allegheny, Armstrong, Beaver, Butler, Fayette, Washington, and Westmoreland Counties.)

Surprisingly, Pittsburgh's share of employment in manufacturing is smaller than the nation's. This wasn't the case in the 1970s and early 1980s, but since then, manufacturing's share of total employment has fallen faster in Pittsburgh than in both the U.S and the rest of the state. Manufacturing accounts for 8 percent of employment in the Pittsburgh MSA, compared to 10 percent in Pennsylvania and 9 percent in the nation as a whole.

On the other hand, the metro area's share of employment in the education and health services industry is 1.4 times larger than the nation's. In 2008, it surpassed trade, transportation, and utilities to become the MSA's largest sector. It has remained the MSA's largest sector following the recession, accounting for one-fifth of total employment in 2012. Since the last business cycle peak in December 2007, jobs in Pittsburgh have increased by 1.8 percent, compared to Pennsylvania's loss of 1.2 percent and the nation's loss of 1.7 percent. Pittsburgh's employment growth remained stronger than the state's and the nation's throughout the recession. In contrast, Pittsburgh fared worse than Pennsylvania and the nation in the period from 2001 to 2006. Since the last business cycle peak, Pittsburgh has increased its non manufacturing employment by 2.7 percent, whereas the U.S. is down 0.4 percent. In addition, manufacturing

employment losses over this period were more severe in the nation (14 percent) than in the metro area (10.6 percent).

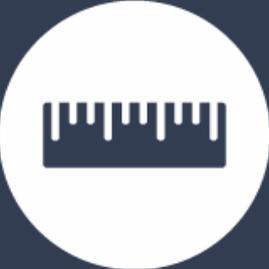


Almost every component of employment growth fell during 2009, when overall nonfarm employment growth for the metro area and the nation were at their lowest levels in the past six years. However, every sector with the exception of government and other services posted positive employment growth in 2011 and 2012. For every year except 2009, professional and business services and the leisure, hospitality, education and health sectors were drivers of job growth. This is not surprising considering that the education and health services sector is the largest in the MSA in terms of employment. Pittsburgh's population, like Pennsylvania's, has a smaller percentage of minorities than the U.S, although the MSA is still more homogenous than the state. Of Pittsburgh residents aged 25 and older, 29.4 percent have attained a bachelor's degree, compared to 28.5 percent for the nation and 27.0 percent for the state. Pittsburgh is home to more elderly residents (65 and older) than either the state or the nation and has a higher median age.

SITE PLAN



20 +/- PARKING SPOTS



0.597 +/- ACRES



10,934 +/- SQ. FT.

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU!

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
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(214) 522-7200

LOS ANGELES OFFICE

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(424) 220-6430